SNAPSHOT of HOME Program Performance--As of 06/30/08 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): South Gate State: CA

PJ's Total HOME Allocation Received: \$13,661,512 PJ's Size Grouping*: C PJ Since (FY): 1992

					Nat'l Ranking (Percentile):*
Category	PJ	State Average	State Rank	Nat'l Average	Group C	Overall
Program Progress:			PJs in State: 92			
% of Funds Committed	81.29 %	92.79 %	79	92.82 %	9	6
% of Funds Disbursed	72.04 %	81.26 %	75	82.38 %	14	11
Leveraging Ratio for Rental Activities	0.2	5.53	78	4.55	5	4
% of Completed Rental Disbursements to All Rental Commitments***	98.22 %	73.66 %	22	80.69 %	42	57
% of Completed CHDO Disbursements to All CHDO Reservations***	84.48 %	60.31 %	15	67.01 %	75	79
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	77.11 %	77.64 %	56	79.23 %	29	31
% of 0-30% AMI Renters to All Renters***	48.19 %	41.54 %	34	44.47 %	53	55
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	91.57 %	91.23 %	67	93.93 %	20	22
Overall Ranking:		In S	tate: 37 / 92	Nation	ally: 38	37
HOME Cost Per Unit and Number of Completed	Units:					
Rental Unit	\$99,162	\$31,525		\$24,984	83 Units	83.80
Homebuyer Unit	\$41,734	\$19,017		\$14,192	16 Units	16.20
Homeowner-Rehab Unit	\$0	\$26,126		\$20,036	0 Units	0.00
TBRA Unit	\$0	\$2,779		\$3,164	0 Units	0.00 %

^{* -} A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

^{** -} E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

^{***-} This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): South Gate CA

Total Development Costs: (average reported cost per unit in HOME-assisted projects)

PJ: State:* National:** Rental \$120,775 \$117,655 \$86,663

Homebuyer \$166,787 \$105,717 \$70,545

Homeowner \$0 \$26,671 \$22,663 **CHDO Operating Expenses:** (% of allocation)

1.06

PJ: **National Avg:** 0.0 % 1.1 %

R.S. Means Cost Index:

RACE: White: Black/African American: Asian: American Indian/Alaska Native: Native Hawaiian/Pacific Islander: American Indian/Alaska Native and White: Asian and White: Black/African American and White: American Indian/Alaska Native and Black: Other Multi Racial: Asian/Pacific Islander: ETHNICITY:	% 7.9 7.9 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	% 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	O.0 O.0	TBRA % 0.0 0.0 0.0 0.0 0.0 0.0 0.0 0	HOUSEHOLD TYPE: Single/Non-Elderly: Elderly: Related/Single Parent: Related/Two Parent: Other:	Rental % 17.1 22.4 13.2 28.9 18.4	% 0.0 0.0 18.8 75.0	Homeowner % 0.0 0.0 0.0 0.0 0.0 0.0	TBRA % 0.0 0.0 0.0 0.0 0.0 0.0
Hispanic HOUSEHOLD SIZE: 1 Person: 2 Persons: 3 Persons: 4 Persons: 5 Persons: 6 Persons: 7 Persons: 8 or more Persons:	30.3 25.0 13.2 18.4 7.9 5.3 0.0	0.0 0.0 18.8 50.0 25.0 0.0 6.3	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	0.0 0.0 0.0 0.0 0.0 0.0 0.0 0.0	SUPPLEMENTAL RENTAL Section 8: HOME TBRA: Other: No Assistance: # of Section 504 Compliant	2.6 0.0 6.6 90.8	0.0 #		01 0

^{*} The State average includes all local and the State PJs within that state



^{**} The National average includes all local and State PJs, and Insular Areas

[#] Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.

HOME PROGRAM — **SNAPSHOT WORKSHEET - RED FLAG INDICATORS**

Local Participating Jurisdictions with Rental Production Activities

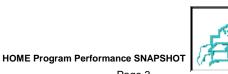
Participating Jurisdiction (PJ):	South Gate	State:	CA	Group Rank:	38
				(Percentile)	

State Rank: __92_PJs **Overall Rank:** 37 (Percentile)

Of the 5 Indicators are Red Flags **Summary:**

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	98.22	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	84.48	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOMF	< 70%**	77.11	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	91.57	
"ALLOCATION-)	'EARS" NOT DISBURSED***	> 3.300	3.99	į

^{*} This Threshold indicates approximately the lowest 20% of the PJs



^{**} This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

^{***} Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.